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March 12, 2014

Senator Joseph J. Crisco, Jr.
Representative Robert W. Megna
Co-Chairmen, and All Members
Connecticut General Assembly
Insurance and Real Estate Committee
Room 2800, Legislative Office Building
Hartford, Connecticut 06106

Re: S.B. No. 393 (RAISED)
An Act Concerning Condominium
Association Leasing Restrictions

Honorable Chairmen and Honorable Members of the Committee:

Thank you for the opportunity to address you regarding SB 393.

I am an investor and am pleased to offer affordable, quality housing accommodations to the marketplace.

A few months ago, I received a Notice that certain leasing restrictions were being considered by my Association's Board of Directors. The proposed Rule would have had a drastic impact upon the ability to rent units, perhaps making an owner wait years on a waiting list for permission to rent. Even for a unit owner who occupies a unit but is forced to rent in these difficult times, this could have had a devastating financial impact since his or her ability to pay the costs of the unit may be dependent upon the receipt of rental income. Of course, an increase in foreclosures would have a negative impact on the entire Association.

The proposed Rule startled the investors and others who, in concert and with success, summarily removed the entire Board. End of proposal.

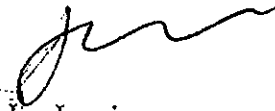
While it was unfortunate that such drastic measures had to be taken, there was little choice but to do so since the task of undoing the Rule and the consequences of its passage would have been far more problematic.

I leave for others the discussion about the pros and cons of leasing restrictions. It is my simple point here that you should not continue to enable an issue of such gravity to be determined by the whim and caprice of a few persons who are members of a local board of directors.

As you know, the provisions of the existing Statute allow the members of a board to pass leasing restrictions *by Rule* -- that is to say, *without* the vote of all unit owners. SB 393 would require that leasing restrictions be passed by amendment to the *Declaration*, an act that *would* require the vote of all unit owners.

I strongly urge that the present empowerment is absolutely unacceptable and that you recommend the passage of SB 393.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Jay Lewin', written in a cursive style.

Jay Lewin